

HOUSE No. 2569

By Mr. Kulik of Worthington, petition of Stephen Kulik and others relative to the taxation of public land leased for commercial purposes. Revenue.

The Commonwealth of Massachusetts

PETITION OF:

Stephen Kulik	Bruce E. Tarr
Brian A. Joyce	Joyce A. Spiliotis
Deborah D. Blumer	Martha M. Walz
Denis E. Guyer	Stephen M. Brewer
Emile J. Goguen	Anne M. Gobi

In the Year Two Thousand and Five.

AN ACT RELATIVE TO THE TAXATION OF PUBLIC LAND LEASED FOR COMMERCIAL PURPOSES.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 2B of Chapter 59 of the General Laws, as
2 appearing in the 2002 Official Edition, is hereby further amended
3 by striking the third paragraph of said section and inserting in
4 place thereof the following:—
5 This section shall not apply to the property of the United States,
6 or any instrumentality thereof, for which payments are made in
7 lieu of taxes in amounts equivalent to taxes which might other-
8 wise be lawfully assessed, on behalf of the United States or any
9 instrumentality thereof, for which payments are made in lieu of
10 taxes in amounts equivalent to taxes which might otherwise be
11 lawfully assessed, in behalf of the United States or any instrumen-
12 tality thereof; or to the property of the United States, or any
13 instrumentality thereof, which is used by a manufacturing corpo-
14 ration so classified under chapter fifty-eight.

1 SECTION 2. Section 24 of Chapter 161A of the General Laws,
2 as appearing in the 2002 Official Edition, is hereby amended by
3 adding at the end thereof the following sentences:—

4 Real property of the Authority shall, if leased, used, or occu-
5 pied in connection with a business conducted for profit shall, for
6 the privilege of such lease, use or occupancy be valued, classified,
7 assessed and taxed annually as of January first to the lessee, user,
8 or occupant in the same manner and to the same extent as if such
9 lessee, user, or occupant were the owner thereof in full. No tax
10 assessed under this section shall be a lien upon the real estate with
11 respect to which it is assessed; nor shall any tax be enforced by
12 any sale or taking of such real estate; but the interest of any lessee
13 therein may be sold or taken by the collector of the town in which
14 the real estate lies for the nonpayment of such taxes in the manner
15 provided by law for the sale or taking of real estate for nonpay-
16 ment of annual taxes. Notwithstanding the above, such collector
17 shall have for the collection of taxes assessed under this section
18 all other remedies provided by chapter sixty for the collection of
19 annual taxes upon real estate.

1 SECTION 3. The first sentence of section 13 of chapter 161B
2 of the General Laws, is hereby amended by inserting after the
3 word “taxation” the following words:— except as hereinafter pro-
4 vided.

1 SECTION 4. Section 13 of chapter 161B is hereby further
2 amended by inserting after the first paragraph the following para-
3 graph:—

4 Real property of the Authority shall, if leased, used, or occu-
5 pied in connection with a business conducted for profit shall, for
6 the privilege of such lease, use or occupancy be valued, classified,
7 assessed and taxed annually as of January first to the lessee, user
8 or occupant in the same manner and to the same extent as if such
9 lessee, user or occupant were the owner thereof in full. No tax
10 assessed under this section shall be a lien upon the real estate with
11 respect to which it is assessed; nor shall any tax be enforced by
12 any sale or taking of such real estate; but the interest of any lessee
13 therein may be sold or taken by the collector of the town in which
14 the real estate lies for the nonpayment of such taxes in the manner

15 provided by law for the sale or taking of real estate for nonpay-
16 ment of annual taxes. Such collector shall have for the collection
17 of taxes assessed under this section all other remedies provided by
18 chapter sixty for the collection of annual taxes upon real estate.

1 SECTION 5. The first sentence of section 17 of chapter 465 of
2 the acts of nineteen hundred and fifty-six as most recently
3 amended, is hereby amended by striking out the words “common-
4 wealth, and no property of the Authority shall be taxed to a lessee
5 thereof under section three A of chapter fifty-nine of the General
6 Laws; provided, however, that anything herein to the contrary
7 notwithstanding, lands of the Authority, except lands acquired by
8 the commonwealth under the provisions of chapter seven hundred
9 and five of the acts of nineteen hundred and fifty-one situated in
10 that part of the city called South Boston and constituting part of
11 the Commonwealth Flats, and land acquired by the Authority
12 which were subject to taxation on the assessment date next pre-
13 ceding the acquisition thereof,” and inserting in place thereof the
14 words:— commonwealth; provided, however that anything herein
15 to the contrary notwithstanding, lands of the Authority.

1 SECTION 6. The first paragraph of section 17 of chapter 465
2 of the acts of nineteen hundred and fifty-six as most recently
3 amended, is hereby further amended by striking out the sentence
4 “No such property shall be taxed to a lessee thereof from the
5 Authority regardless of the date of acquisition of such property by
6 the Authority.”

1 SECTION 7. Section 6 of chapter 701 of the acts of 1960 is
2 hereby amended by adding the following paragraph:—
3 Real property of the Authority shall, if leased, used, or occu-
4 pied in connection with a business conducted for profit shall, for
5 the privilege of such lease, use or occupancy be valued, classified,
6 assessed and taxed annually as of January first to the lessee, user,
7 or occupant in the same manner and to the same extent as if such
8 lessee, user, or occupant were the owner thereof in full. No tax
9 assessed under this section shall be a lien upon the real estate with
10 respect to which it is assessed; nor shall any tax be enforced by
11 any sale or taking such real estate; but the interest of any lessee

12 therein may be sold or taken by the collector of the town in which
13 the real estate lies for the nonpayment of such taxes in the manner
14 provided by law for the sale or taking of real estate for nonpay-
15 ment of annual taxes. Such collector shall have for the collection
16 of taxes assessed under this section all other remedies provided by
17 chapter sixty for the collection of annual taxes upon real estate.

1 SECTION 8. Section 36 of Chapter 190 of the Acts of 1982 is
2 hereby amended by adding after the first sentence the
3 following:—

4 Real property of the Authority shall, if leased, used or occu-
5 pied, in connection with a business conducted for profit shall, for
6 the privilege of such lease, use, or occupancy be valued, classi-
7 fied, assessed and taxed annually as of January first to the lessee,
8 user or occupant in the same manner and to the same extent as if
9 such lessee, user, or occupant were the owner thereof in full. No
10 tax assessed under this section shall be a lien upon the real estate
11 with respect to which it is assessed; nor shall any tax be enforced
12 by any sale or taking of such real estate; but the interest of any
13 lessee therein may be sold or taken by the collector of the town in
14 which the real estate lies for the nonpayment of such taxes in the
15 manner provided by law for the sale or taking of real estate for
16 nonpayment of annual taxes. Such collector shall have for the
17 collection of taxes assessed under this section all other remedies
18 provided by chapter sixty for the collection of annual taxes upon
19 real estate.

1 SECTION 9. Section 9 of Chapter 372 of the Acts of 1984 is
2 hereby amended by adding the following paragraph:—

3 Real property of the Authority shall, if leased, used, or occu-
4 pied in connection with a business conducted for profit shall, for
5 the privilege of such lease, use, or occupancy be valued, classi-
6 fied, assessed and taxed annually as of January first to the lessee,
7 user or occupant in the same manner and to the same extent as if
8 such lessee, user, or occupant were the owner thereof in full. No
9 tax assessed under this section shall be a lien upon the real estate
10 with respect to which it is assessed; nor shall any tax be enforced
11 by any sale or taking of such real estate; but the interest of any
12 lessee therein may be sold or taken by the collector of the town in

13 which the real estate lies for the nonpayment of such taxes in the
14 manner provided by law for the sale or taking of real estate for
15 nonpayment of annual taxes. Such collector shall have for the
16 collection of taxes assessed under this section all other remedies
17 provided by chapter sixty for the collection of annual taxes upon
18 real estate.